

Victory Hall, Dalston Annual General Meeting
Thursday 16th April 2026 7pm

AGENDA

1. Chairman's Welcome
2. Minutes of AGM 2025
3. Chairman's report
4. Secretary's report
5. Treasurer's report
6. Fabric Report
7. Adoption of reports
8. Election of Trustees
9. AOB

Minutes of the Last AGM 3rd April 2025

Chair	Carolyn Hodgson (CH)
Note taker	Jane Clark (JAC)
Attendees	Committee: Ann Byers (AB) Tony Finn (TF) Stewart Hudson (SH) Steve McLeod (SM) Mick Ryan (MR) Aileen West (AW) Members of the public: Kath Eubank Pauline Occlestone Annette Brough Trevor Wright Janet Wright
Apologies	John Atkinson Janet Strong Greg Denwood
1 Chairman's Welcome	
CH welcomed everyone to the meeting.	
2 Minutes of AGM 18th April 2024	
 2025 papers.docx See attached document. The minutes were proposed as correct by SM, seconded by AW and agreed unanimously	
3 Chairman's report	
Contained in above document. CH said that the report was short but was pleased that the hall continued to grow with many new user groups using the facilities. She felt this growth was the result of good team work by the committee and thanked everyone for their hard work	
4 Secretary's Report	
Contained in above document. She highlighted that having only 4 formal meetings a year was working well.	
5 Treasurer's report	
Contained in above document. The full accounts for 2024 were available for members of the public to see. MR said that 2024 income was slightly down on the previous year but bookings had already increased significantly on 2025. He noted that booking fees had not increased. There had been some small expenses on minor repairs and improvements. The contract cleaner and window cleaners were working well. Energy contracts had been renewed at reasonable prices. The bank balance was healthy and the investment portfolio was performing well.	
5 Fabric Report	
Contained in above document. MR noted that all improvements had been completed and there would only be need for general maintenance in future. SH suggested that the floor may need replacing at some point and this should be given consideration. AGREED to look into this Kath Eubank noted that the acoustics in the rear rooms was a problem and asked if acoustic panels would help. AGREED to look into that	
6 Adoption of reports	
It was proposed by AW, seconded by SM and agreed unanimously that the above reports be accepted	
7 Election of trustees	
The existing trustees had all agreed to continue. It was proposed by AB, seconded by MR and AGREED unanimously that they be elected as Trustees for 2025-26	
8 AOB	
Pauline Occlestone asked if the hall could provide a wheelchair. CH confirmed that the committee had considered this in the past year but there were concerns about maintenance and who would bear responsibility for any accidents. AGREED to revisit this	

Reports for 2025/26

Chairman's Report

The hall has again continued to grow with a number of additional regular users groups and one-off bookings and we look forward to maintaining this level of bookings to ensure the future of the hall.

The successful running of the hall is down to a great team of trustees ensuring the hall is well maintained and managed, on both an administrative and operational basis. I would like to take this opportunity to thank all the trustees for their continued support and commitment to the hall.

Carolyn Hodgson

Secretary's report

The committee met 4 times in 2025/26. Between meetings day to day decisions had been taken by the appointed officers. There were 11 trustees. Over the year attendance at meetings was 78% of the membership.

The committee had continued to work well together – all being determined to keep the hall's fabric, finances and management in good order. Much routine business has been handled efficiently eg policy reviews, reviewing new fire recommendations and updating signage. Some new ventures had also been secured – the Arts Out West production and the revamped Makers Market.

The committee was saddened to hear of the death of past trustees Chris Scales and Jim Callow.

Jane Clark

Treasurer's Report

Hall lettings income of £20,353.46 ex vat (£24,424.42 gross) is very healthy and an increase on last year reflecting the increased use of the hall. We have welcomed several new user groups over the year and are very grateful for the continued support from all hall users.

Donations of £1,990.50 from Friends of the Victory Hall (Makers market and Dalston Community Cinema) are a very much appreciated addition to the year's receipts.

Although the major building work is now completed there has still been capital expenditure of £11,042.92 incurred renewing the main hall floor, Health and Safety facilities and electrical upgrades. General Maintenance costs £1,598.65 includes electrical testing and repairing heating system leaks. Energy costs are an ongoing concern, the existing contracts for gas and electricity will be due for renewal at the end of 2026.

As the finances are in a healthy state it was decided not to increase letting fees this year, this will be reconsidered in the future.

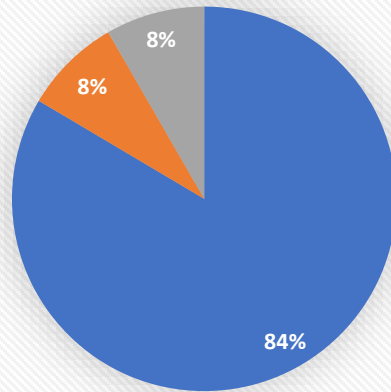
Current account balance is £15,575.40, as this balance increases monies will be transferred to the 30 Day Savings account.

Rathbones Income & Growth Investment fund has returned dividends of £2,027.43 and the fund value has increased by £5,727.52 over the year.

The 2025 accounts were audited and approved on 26/01/2026.

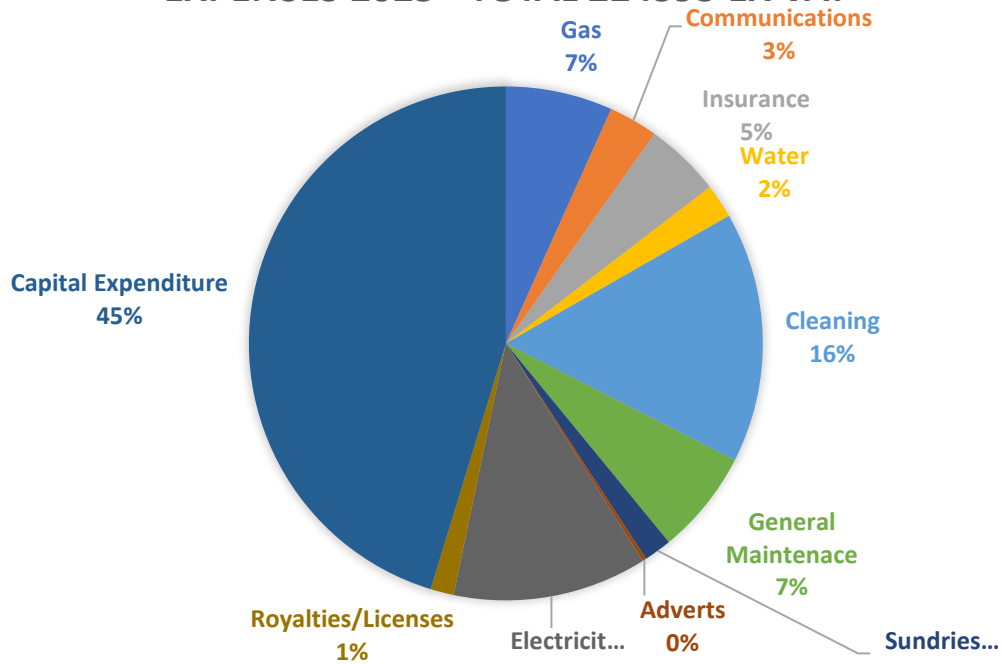
Michael Ryan

Income 2025 total £24317 ex VAT

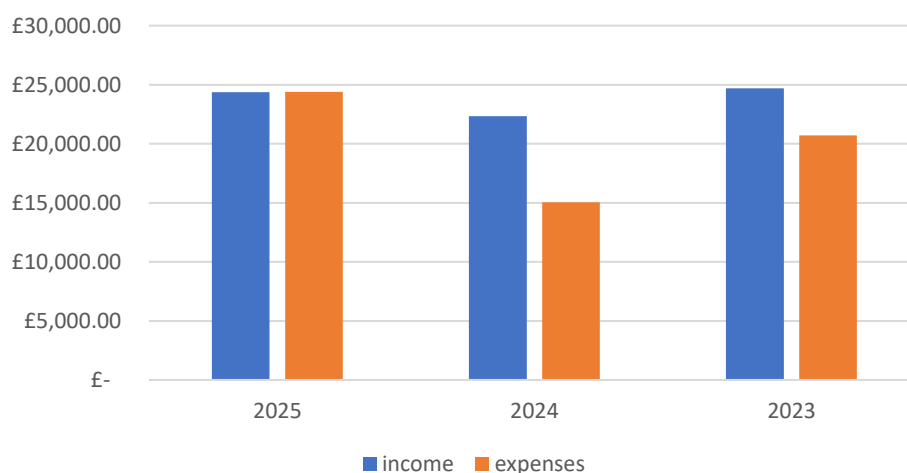


■ Hall Lettings ■ Donations ■ Investment Income

EXPENSES 2025 - TOTAL £24393 EX VAT



Income v Expenses



Victory Hall, Dalston Annual General Meeting
Thursday 16th April 2026 7pm

Fabric Report

The overall building fabric remains in good condition and the trustees are continually addressing any building issues as they arise to maintain a quality and fit for purpose village hall.

The major improvement in 2025 was renewing the main hall floor. The original pitch pine floor had served the hall well for just over 100 years but more recently was becoming worn out due to general wear and tear and the effects of previous surface sanding. The tongue and grooves had become perilously thin and splintering which created health and safety issues for hall users.

The replacement floor is an engineered oak laminate floor which closely matches the original in looks and style and will hopefully last for very many years. Replacing the floor uncovered a leak in the heating system which had remained undetected for some time, this has now been rectified and the system is working more efficiently.

Other minor improvements over the year have included replacing the stage lighting, providing some armchairs in the Social Room, new DVD player in the main hall and reorganising the Reading Room mini kitchen.

Michael Ryan